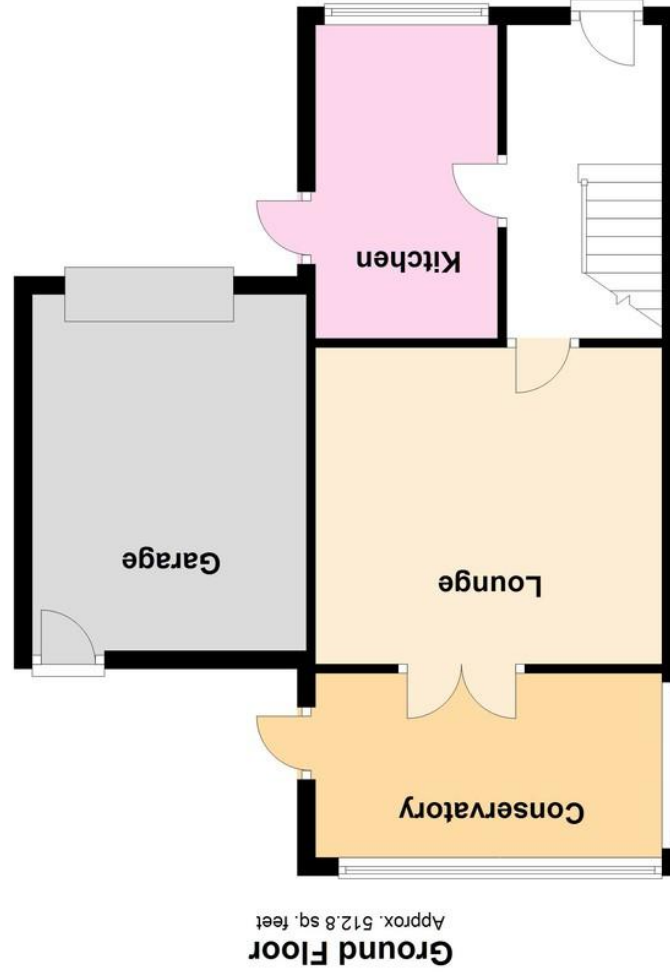
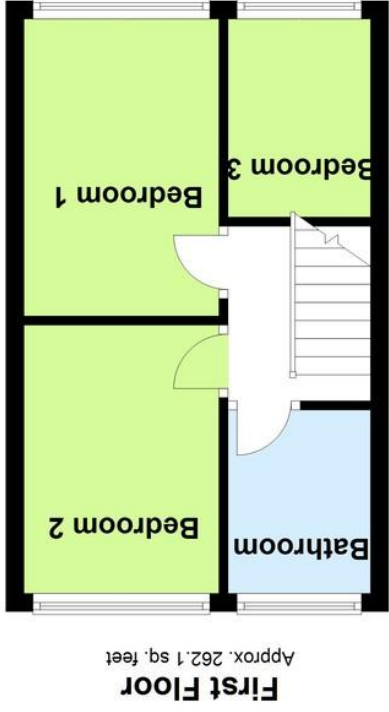
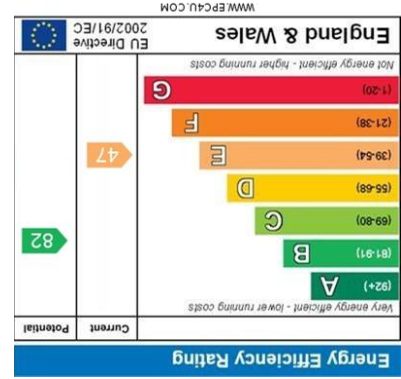


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
Total area: approx. 774.9 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- SPACIOUS THREE BEDROOM
- DRIVEWAY
- GARAGE
- LOUNGE
- CONSERVATORY
- PRIVATE REAR GARDEN

Hillman, Lakeside, Tamworth, B77 2RG | Asking Price Of £240,000



Property Description

Driveway to the front with space to park off road. pathway leading to front door and driveway leads up to the garage with an up and over door

ENTRANCE HALL With UPVC door to the front, with internal hall. LVT plank effect flooring with access to carpeted floor to first floor and doors to lounge and;

KITCHEN 10' 3" x 8' 9" (3.12m x 2.67m) With LVT plank effect flooring, matching wall and base units, electric Bosch oven and hobs. Built-in Bosch microwave oven, integrated washing machine and integrated dishwasher, UPVC double glazed window to front, side door to driveway, stainless steel sink/drainer

LIVING ROOM 15' x 9' 1" (4.57m x 2.77m) With newly carpeted flooring, UPVC door to conservatory.

CONSERVATORY 9' 4" x 8' 9" (2.84m x 2.67m) With carpeted flooring, UPVC windows and door to rear patio.

BEDROOM ONE 15' x 9' 1" (4.57m x 2.77m) Double bedroom with carpeted flooring and UPVC double glazed window to rear.

BEDROOM TWO 9' 11" x 7' 8" (3.02m x 2.34m) Double bedroom with carpeted flooring and UPVC double glazed window to front.

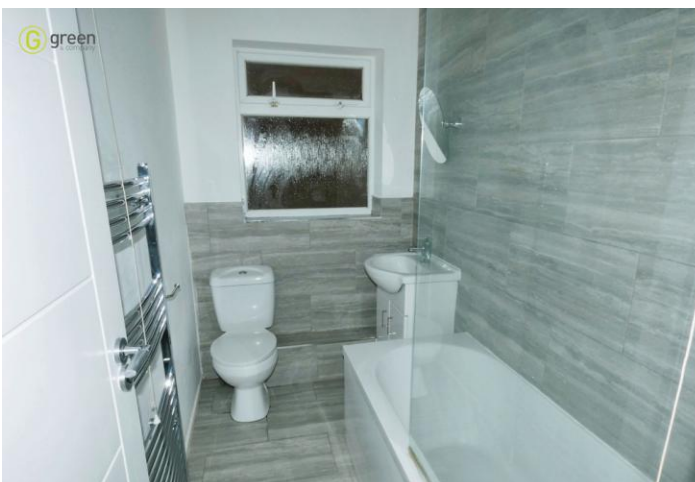
BEDROOM THREE 6' 11" x 6' 11" (2.11m x 2.11m) With carpeted flooring and UPVC double glazed window to front.

BATHROOM 7' 10" x 4' 7" (2.39m x 1.4m) Modern bathroom with laminated flooring, ceramic splash back tiling, bath suite with shower, WC, hand wash basin incorporated into a vanity unit and obscured UPVC double glazed window.

OUTSIDE With wooden fencing on three sides and not overlooked.

Patio area immediately to rear of the house with access to garage and to conservatory, lawned garden

Council Tax Band B - Tamworth



Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3 Mbps.

Broadband Type = Superfast Highest available download speed 53 Mbps. Highest available upload speed 9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

